



Agenda
Joint Meeting
Madison County Planning Commission &
Madison County Board of Supervisors
Wednesday, December 1st, 2021
Madison County Administrative Auditorium
414 N. Main Street, Madison, Virginia 22727



Planning Commission

Call to Order

Pledge of Allegiance & Moment of Silence

- 1) Determine Presence of a Quorum
- 2) Approval of Agenda (Additions or Changes)
- 3) Review of Minutes from October 6th, 2021 Meeting
- 4) Public Hearings:

A) **Case No. OA-12-21-14:** Amending the Zoning Ordinance, specifically article 14-19-3 (Conditions for the Establishment and Operation of Commercial Solar Energy Facilities), section B (Location/Setback), numbers two (2) and four (4). The amendments would reduce the required minimum perimeter setbacks for solar facilities from 300 feet to 100 feet, require perimeter fencing to be installed inside the vegetative buffer, and subject fencing placement to (other) potential conditions as specified in the special use permit.

B) **Case No. SU-12-21-15:** Alison Shafer and Brent Wagner are seeking a special use permit to operate two (2) short-term lodging rental units/cabins on a property which they own. The subject property is roughly ten (10) acres and zoned A1 (Agriculture); and in the A1 zoning district short-term lodging facilities require a special use permit. The proposed one (1) bedroom lodging units would contain roughly four hundred (400) square feet in total floor area. The subject property has an existing single-family dwelling with a postal address of 629 Rider Hollow Drive, Etlan, Virginia; the property is further identified on Madison County's Tax Maps as 15-2B.

- 5) New Business (Anticipated January 2022 Joint Public Hearing Items):

- A) Madison County Holdings, LLC (Mr. Powell O'Bannon) requests to rezone a roughly 2.5 acre and 6.0 acre portion of a R1 zoned parcel to B1 (business) and R3 (multiple family residential) respectively. If rezoned the applicant would develop a commercial site on the B1 zoned area, and multiple apartment buildings/structures containing no more than thirty-five (35) one-bedroom individual apartment units on the R3 zoned area. The subject property is identified on Madison County's Tax Maps as 40-20 and is located on Fishback Road. To-date the parcel does not contain a postal address point.
- B) Abdul Nawabe requests to rezone a roughly five (5) acre parcel from A1 (agriculture) to B1 (business). If rezoned the applicant intends to establish an automotive sales and servicing business on the parcel. The parcel is identified on Madison County's Tax Maps as 33-7c and is located on North Seminole Trail. To-date the parcels does not contain a postal address point.
- C) A subdivision request presented by John Robert and Allsion Yeaman to subdivide an existing 155.9 acre A1 (agriculture) zoned parcel. The subdivision would create three (3) "new" parcels, and a residual parcel. The parcels would be 38 acres, 10 acres, 71 acres and 32.8 acres. The subject parcel has not been subdivided in the last ten (10) years. The parcel is identified on Madison County's Tax Maps as 63-10 and is located on Jacks Shop Road. To-date the parcel does not contain a postal address point.

6) Old Business:

A) Review: Large Scale Outdoor Events Ordinance

7) Items from Public or Planning Commission

8) Adjournment